



## 5 New Market Walk

St. Tydfil Square Shopping Centre, Merthyr Tudful, CF47 8EL

**5,680 sq ft**

(527.69 sq m)

- Well Configured Unit
- Prominent Position Within Scheme
- Occupiers Nearby include; Boots, Greggs, Well Pharmacy, Poundland
- Grants Available for New Business

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## Summary

Available Size	5,680 sq ft
Rent	£50,000 per annum
Rates Payable	£23,540 per annum
Rateable Value	£44,000
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

## Description

The unit can be accessed from New Market Walk, there is rear access for deliveries in the service area.

## Location

St Tydfil Shopping Centre is the prime shopping destination in Merthyr Tydfil Town Centre. Occupiers within the scheme include Poundland, Iceland, Boots, New Look, Costa, Greggs and Savers. Footfall figures can be provided upon request. The new bus station is located to the south of the scheme. Merthyr benefits from good transport links to neighbouring towns via the A470 and A465.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales	3,991	370.78	Available
1st - Ancillary	1,689	156.91	Available
<b>Total</b>	<b>5,680</b>	<b>527.69</b>	

## Viewings

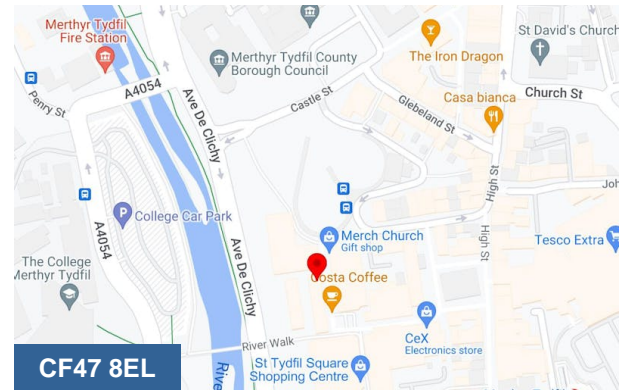
By appointment via sole letting agents Cooke & Arkwright

## Terms

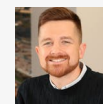
The unit is available to let on the basis of a new lease for a term to be agreed via effective full repairing and insuring terms via service charge

## Planning

We understand that the property benefits from A1 use however other uses will be considered subject to the tenant obtaining all necessary planning consents



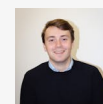
## Viewing & Further Information



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